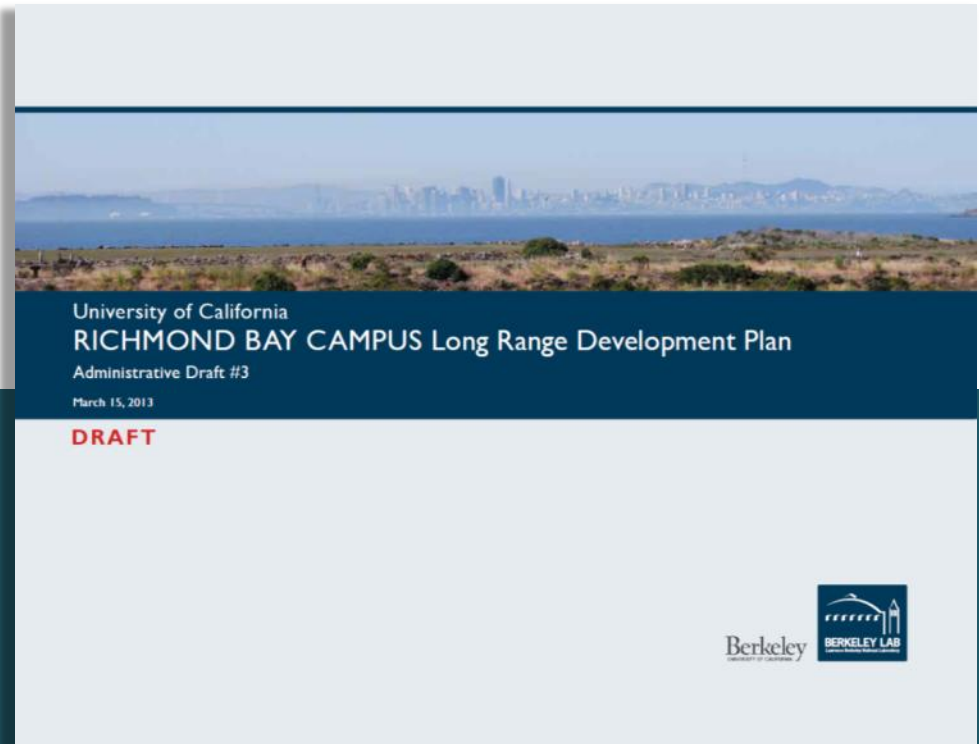


# THE PROPOSED RICHMOND BAY CAMPUS

## Draft Long Range Development Plan

Community Meeting

June 20, 2013



## The Richmond Bay Campus –

a new research campus to be cooperatively developed by the University of California, Berkeley and the Lawrence Berkeley National Laboratory



## Long Range Development Plan

- “A physical development and land use plan to meet the academic and institutional objectives for a particular campus or medical center of public higher education.”
- Establishes the **land use patterns and policies** to guide long-term implementation of facilities and infrastructure
- Accompanied by **environmental review** (CEQA and NEPA) which describes potential impacts that could result from physical development
- Supported by a **Physical Design Framework** which includes campus development guidelines and guides specific projects

# PROCESS

- Participation of scientists, faculty, and staff from Berkeley Lab and UC Berkeley
- Numerous meetings with City of Richmond staff, stakeholders, and the broader community
- Community workshops:
  - Introduction and visioning
  - Science to be conducted on the campus
  - Architectural and site character



## **Connectivity and Community Access:**

- Provide convenient and safe bicycle access to the campus
- Provide connection to the Bay Trail and other pedestrian corridors

## **Site-Sensitive Design and Stewardship:**

- Protect the site's valuable and sensitive natural areas
- Ensure ongoing health of wildlife and plant communities

## **Health and Safety:**

- Address site contamination
- Ensure the safety of the Richmond community

## **Sustainability:**

- Plan for sea level rise
- Use energy and water resources efficiently

## **Community:**

- Minimize any off-site impacts (e.g. traffic, housing, infrastructure)
- Promote nearby development
- Coordinate with City of Richmond South Shoreline Area planning

## CURRENT SCHEDULE

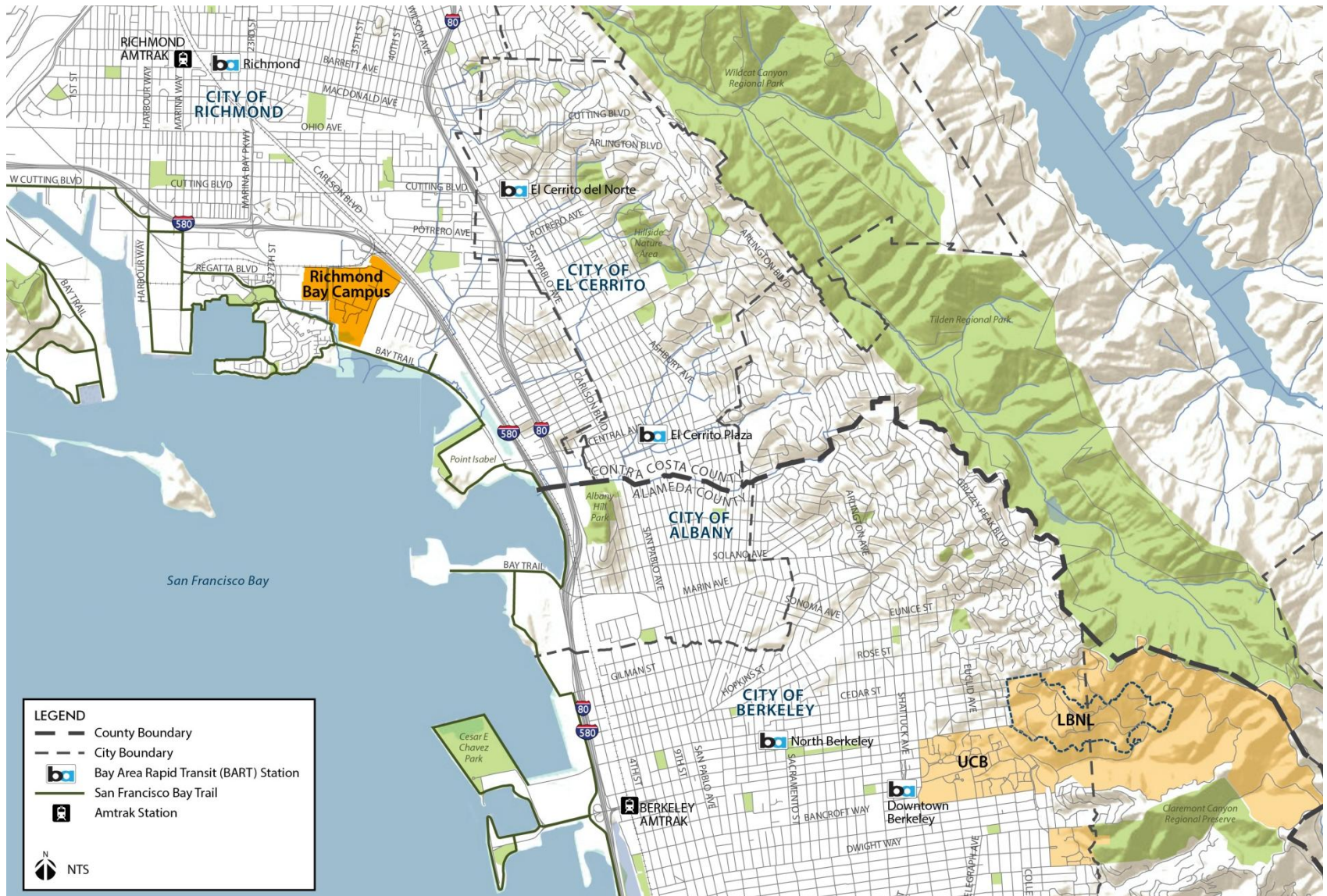
- July 2013 Publish Community Draft LRDP
- Aug – Sep 2013 Draft CEQA EIR comment period
- Aug or Sep 2013 Public Hearing on Draft CEQA EIR
- Aug - Sep 2013 Draft NEPA EA comment period
- Sep 2013 Removal Action Workplan (DTSC) Public Review
- March 2014 UC Regents & DOE decisions on LRDP, EIR, EA



## 2 | PLANNING CONTEXT



# SITE LOCATION



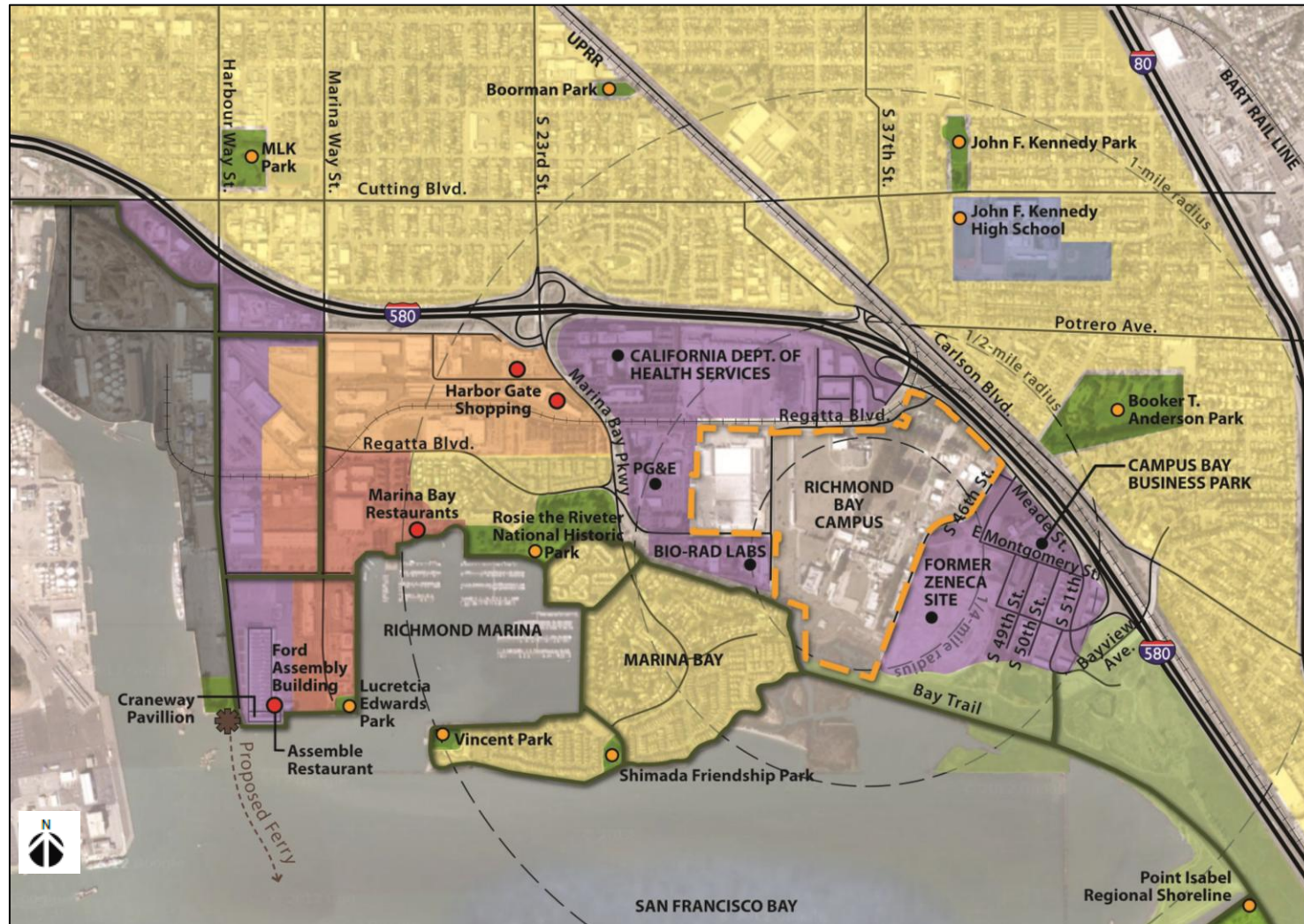
# SOUTH SHORELINE

## LEGEND

- Richmond Bay Campus
- Bay Trail
- Ferry Terminal
- Parks and Schools
- Restaurants and Retail

## City of Richmond General Plan Land Use Designation

- Residential
- School
- Medium Density Mixed-Use (Commercial Emphasis)
- High Intensity Mixed-Use (Major Activity Center)
- Business/Light Industrial
- Port
- Parks & Recreation
- Open Space



# EXISTING SITE

- Total acres: 133
- 81 structures
- 1.05 million GSF
- Population of 300
- Existing activities:
  - Research
  - Offices
  - Storage

## LEGEND

- Site Boundary
- Disturbed Coastal Terrace Prairie
- Non Native Grassland / Transitional Upland
- Coastal Terrace Prairie
- Other Grasslands/Open Space
- Wetlands
- Restored Native Upland
- Mud
- Surface Water
- Eucalyptus Stands
- Trees
- Mercury Fulminate Area
- Existing Buildings



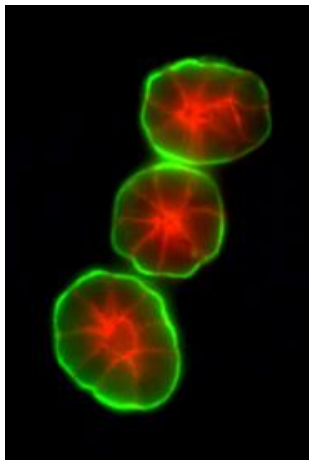
“A state-of-the-art, inspirational and sustainable place to produce world-class collaborative science for healthy living and sustainable communities”



# SCIENCE

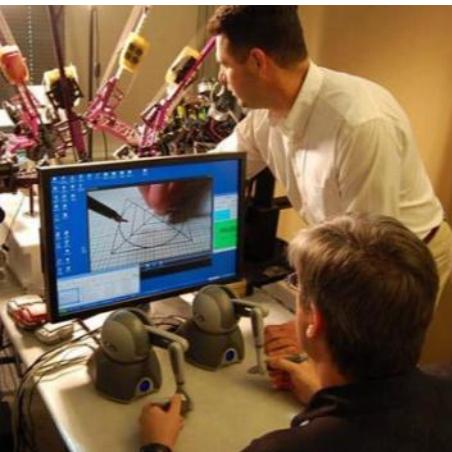
*The development of solutions for 21<sup>st</sup> century challenges in energy, environment, human health, and the global economy.*

- Emphasis on bioscience solutions for
  - Carbon-neutral fuels
  - Reduced human environmental footprint
  - Improved human health
- Sustainable transportation
- Advanced manufacturing and design
- Commercializing technology research



# COLLABORATION

- Build on Berkeley Lab and UC Berkeley tradition of interdisciplinary collaboration or “team science”
- Provide opportunities for researchers, students, and staff to interact in meaningful ways – within labs, conference rooms, building corridors, event spaces, and outdoor areas
- Develop synergistic partnerships with private industry

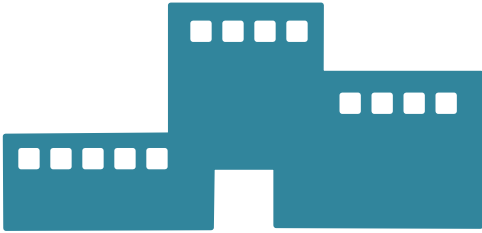


# COMMUNITY

- Anchor for an innovation hub in Richmond's South Shoreline Area
- Resource for the Richmond community
  - Meeting space and auditorium
  - Education programs
  - Open space and recreation
- An open campus design to encourage community access
- Positive economic impact for local businesses
- Campus art program



## Long-Term potential -- multiple phases over ~40 years:



Up to 5.4 M square feet  
and a population of up to 10,000

### Possible Uses:

- Research labs
- Offices, Conference space
- Dining / Cafes
- Auditorium / Visitor center
- Operations facilities
- Parking
- Outdoor space

### Population:

- UC Berkeley and Berkeley Lab research scientists and faculty
- Graduate and post-doctoral students
- Undergraduate students and interns
- Administrative staff
- Operational staff
- Synergistic industry partners, researchers, staff

# SITE AND FACILITIES PRINCIPLES

Nine principles inspired by the research to be conducted, special site qualities, and the City of Richmond vision for the South Shoreline:

**INSPIRATION  
BY DESIGN**

**BUILD  
RESILIENCE**

**IMPROVE  
ACCESSIBILITY**

**APPEALING  
CHARACTER**

**LIVING  
LABORATORY**

**PLAN FOR  
GROWTH**

**LOCATION OF  
CHOICE**

**COMMUNITY  
CONNECTIVITY**

**SAFETY AND  
RESPONSIBILITY**

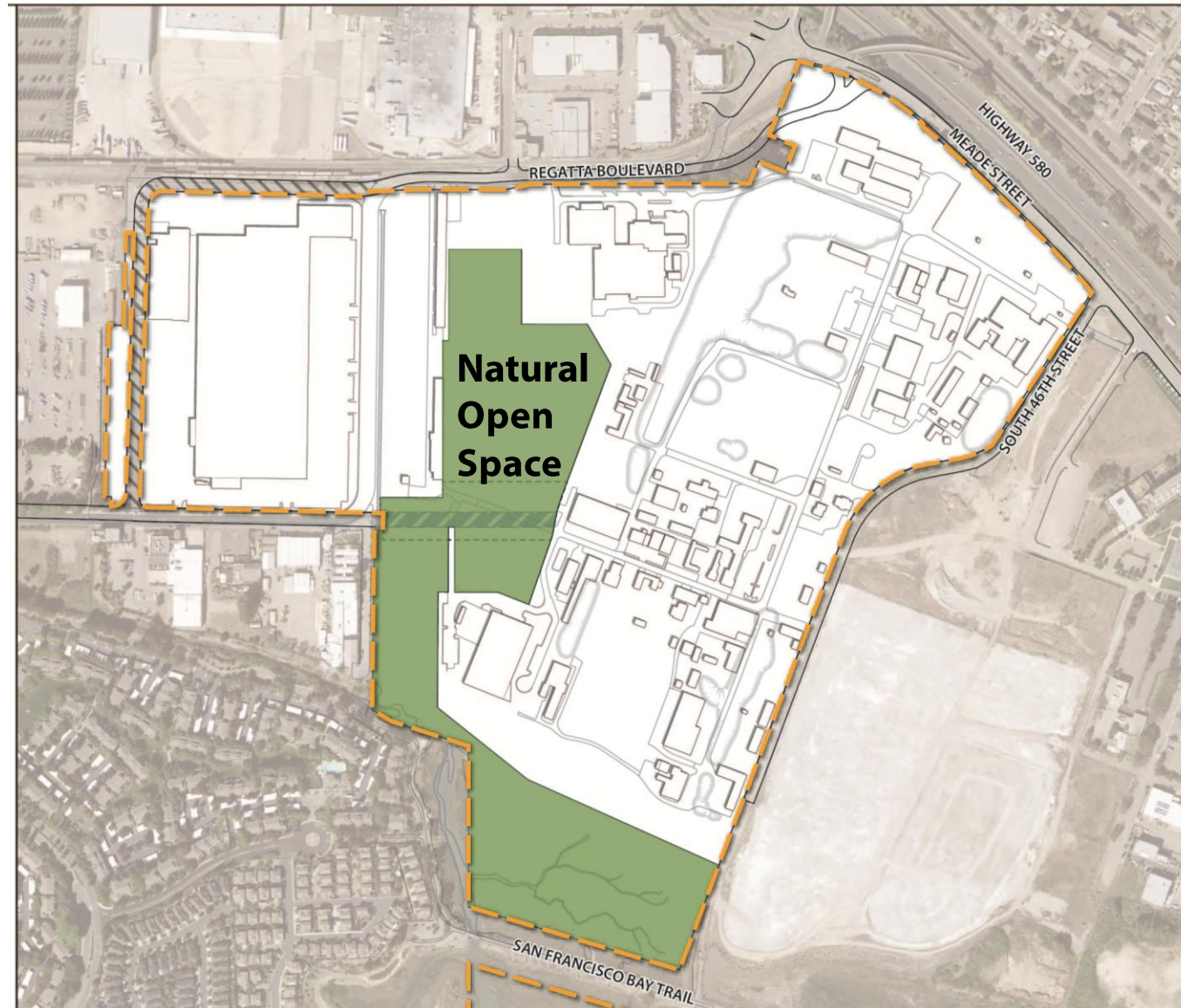
- 
1. Land Use
  2. Access, Circulation and Parking
  3. Open Space and Landscape
  4. Utilities and Infrastructure
  5. Sustainability
  6. Safety and Preparedness
  7. Implementation

# LAND USE PLAN

## Natural Open Space

25 acres

- Western Stege Marsh and coastal grasslands to be protected
- Minimum 12 acres of natural preserve for coastal terrace prairie
- Connected
- Limited human intrusion



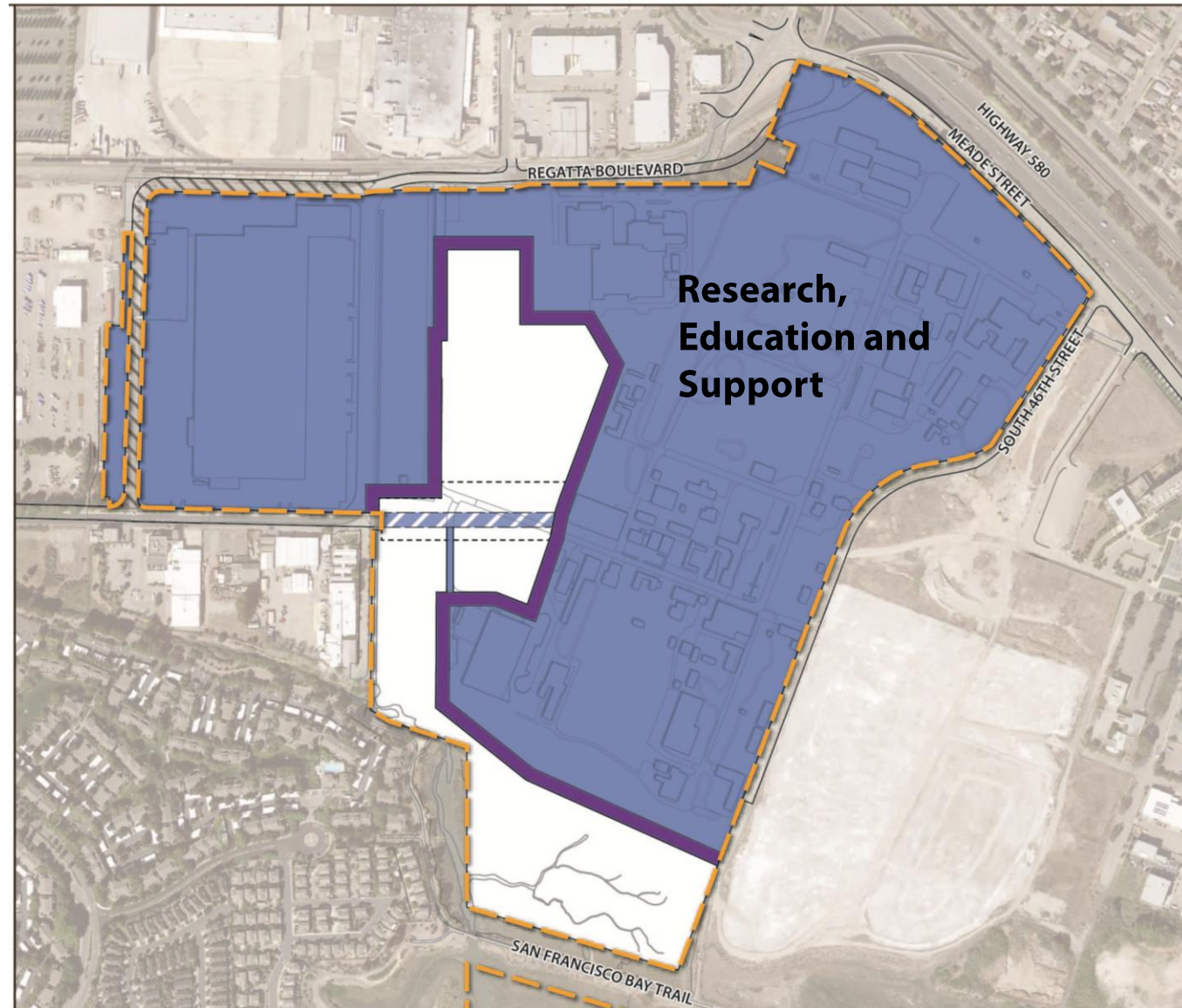
# LAND USE PLAN

## Research, Education and Support

108 acres

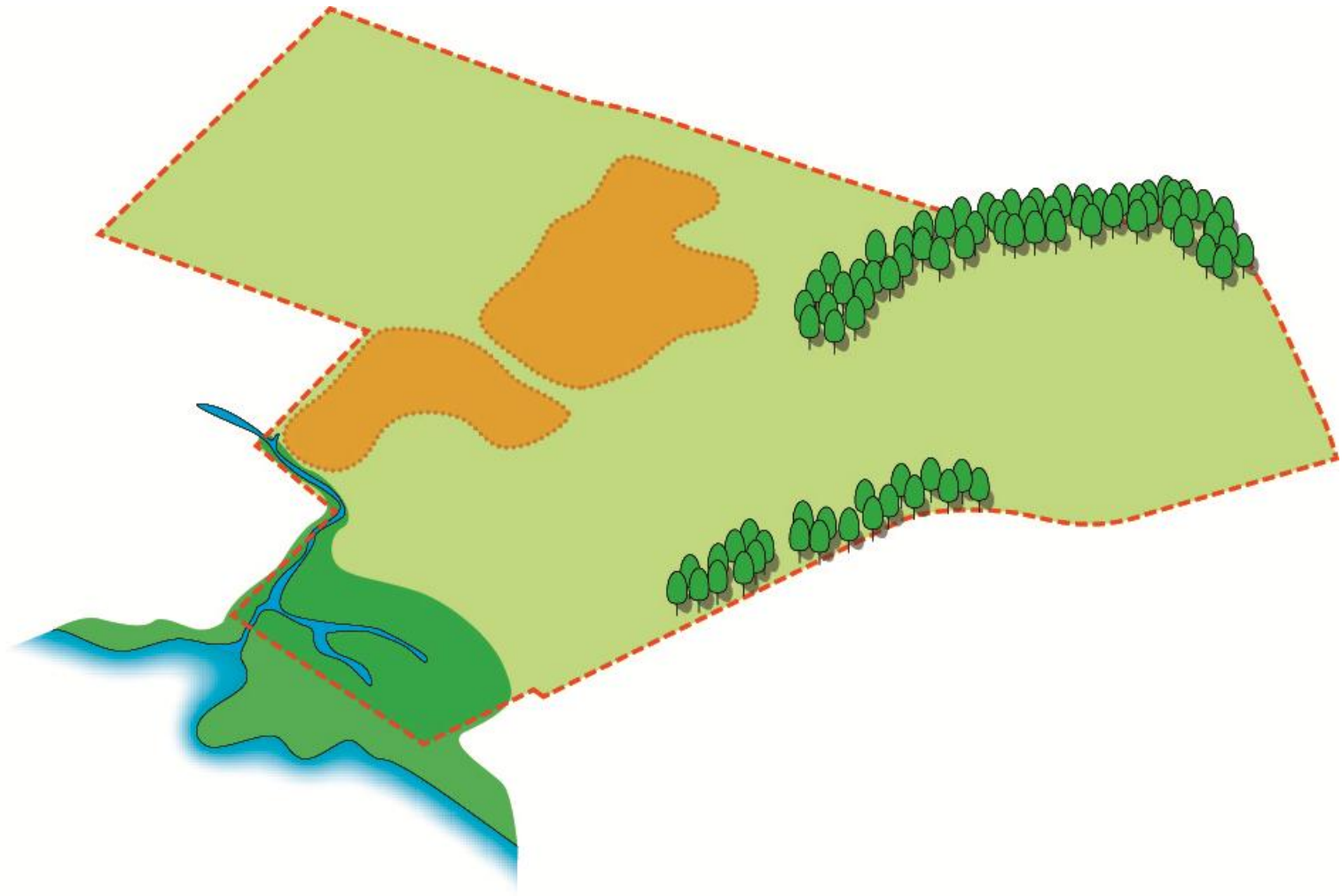
Facilities and Activities:

- Lab, classroom, office, admin. buildings
- Support infrastructure
- Community space
- Dining, visitor accommodation, retail
- Recreation
- Transportation infrastructure
- Open space (plazas, courtyards)
- Buffers for natural open space areas

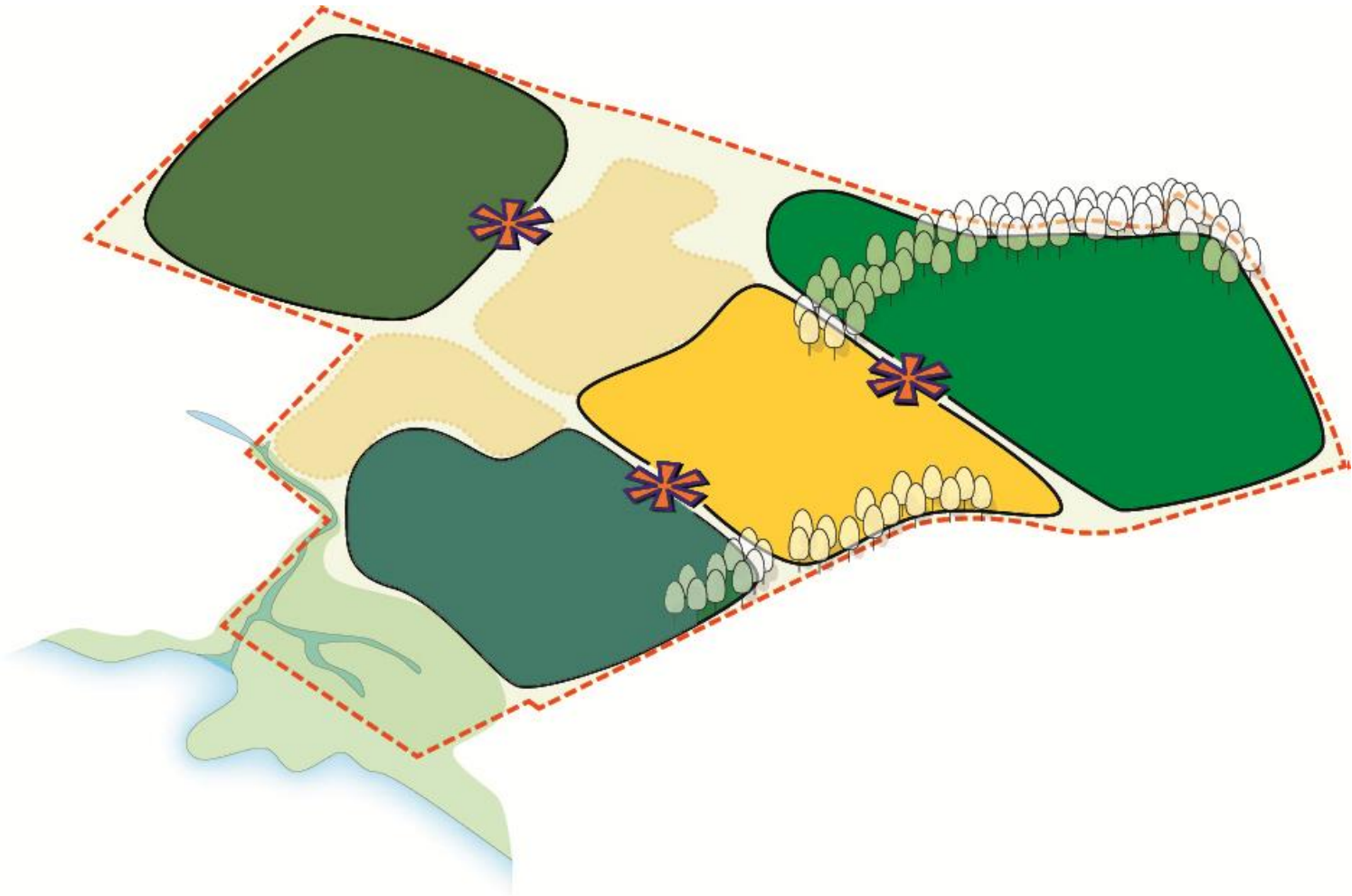


**Research,  
Education and  
Support**

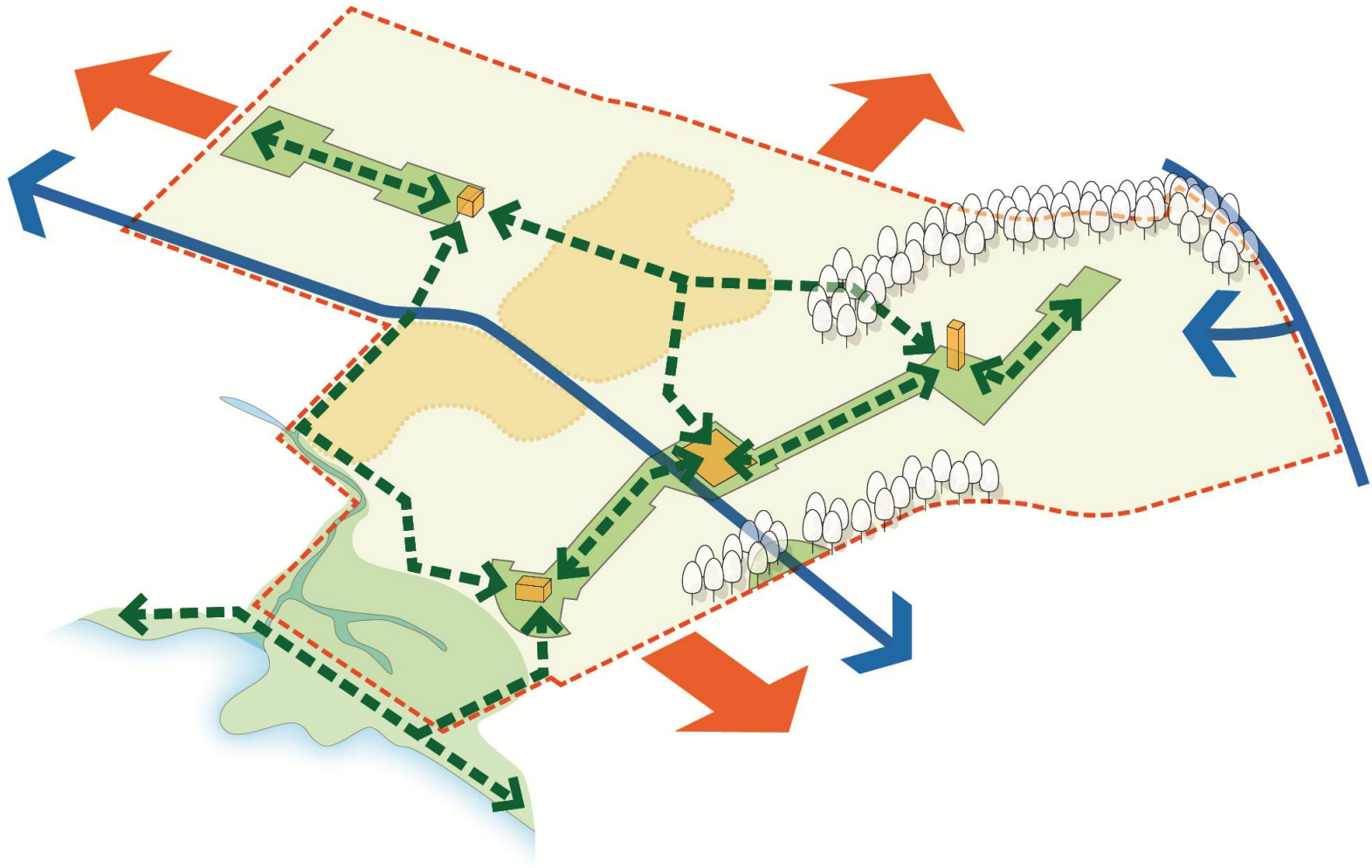
# THE LAND AND SENSE OF PLACE



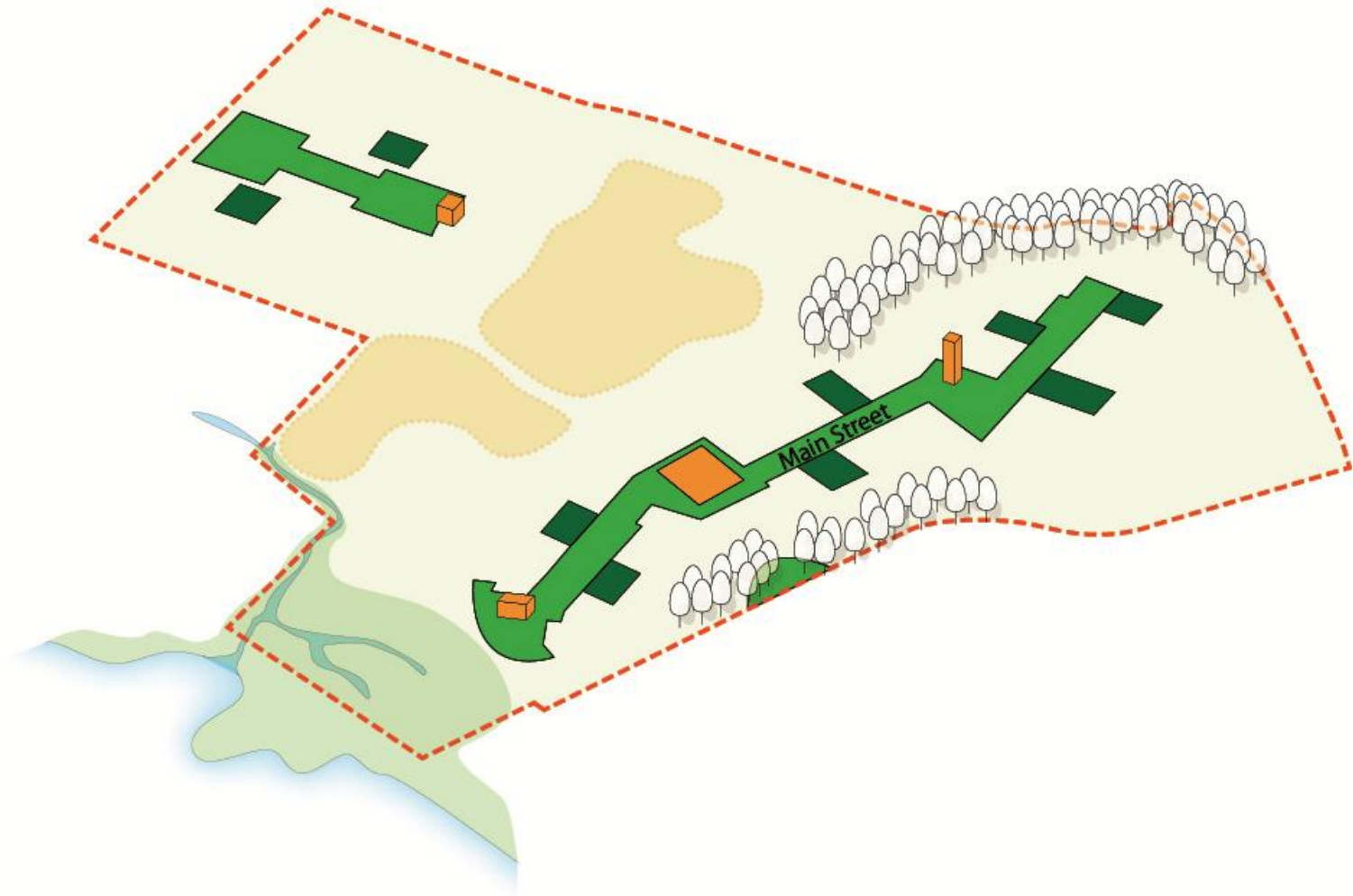
# NEIGHBORHOODS



# CONNECTIONS



# COLLABORATION + INTERACTION



# AN ILLUSTRATIVE DEVELOPMENT SCENARIO



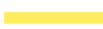







5.4 M sq ft

- Distinct walkable neighborhoods
- Shared activity zones
- Diversity of open edges and public access points
- Multi-modal grid connected to surrounding streets/trails
- Distinct visitor arrival experience
- Deflects wind; creates sheltered spaces
- East-west solar building orientation



# ACCESS

## LEGEND

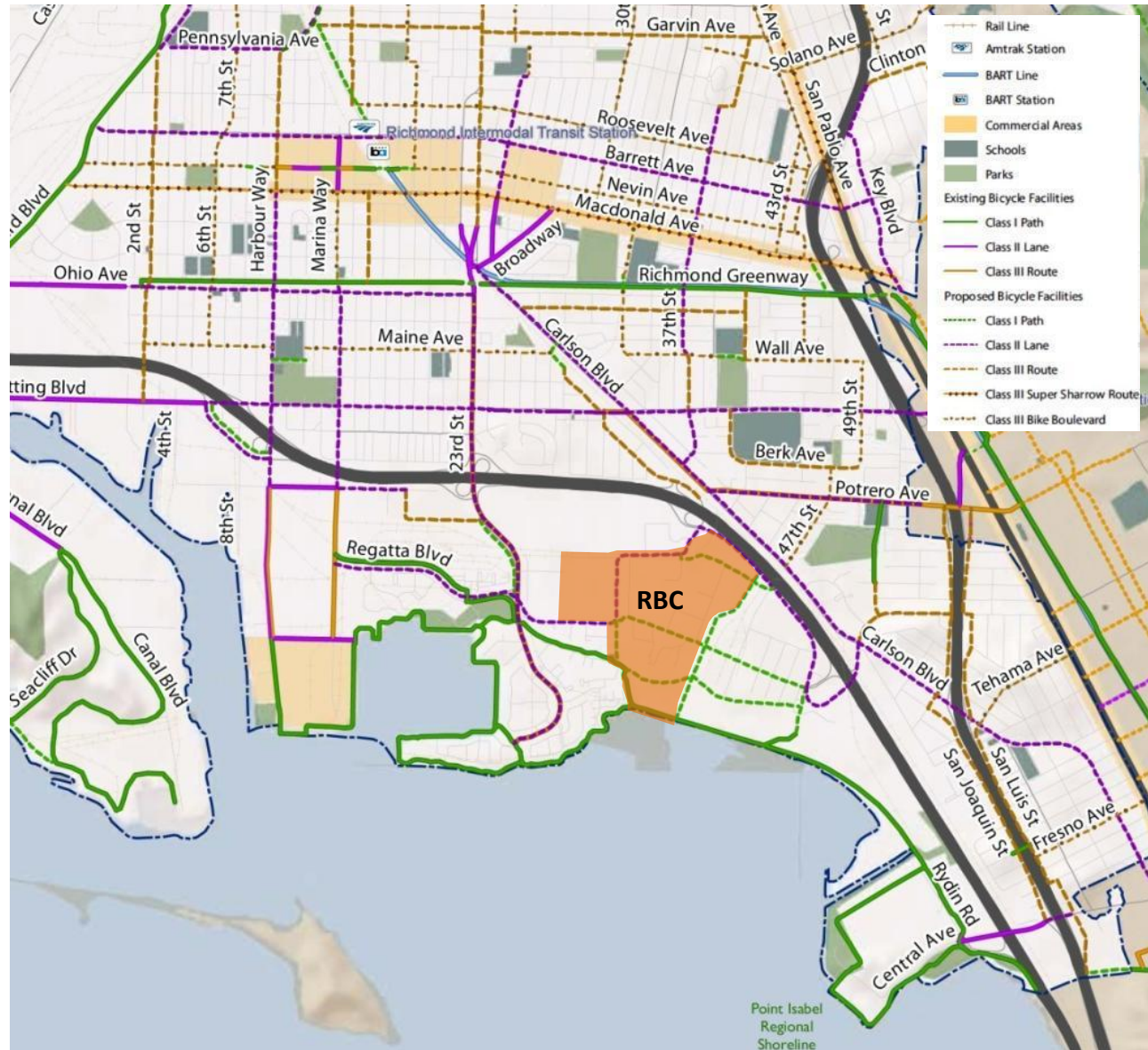
-  Richmond Bay Campus
-  BART Station
-  BART Rail Line
-  Proposed Ferry Landing
-  San Francisco Bay Trail (multi-use path)
-  Existing Bicycle Routes
-  Planned Bicycle Routes
-  Park
-  School
-  Community Center



# BICYCLE AND PEDESTRIAN ACCESS

The Richmond Bay Campus plan is consistent with the City of Richmond Pedestrian Plan:

- Proposed bike lane along Regatta Boulevard
- Proposed multi-use paths across the site
- Connections to the Bay Trail

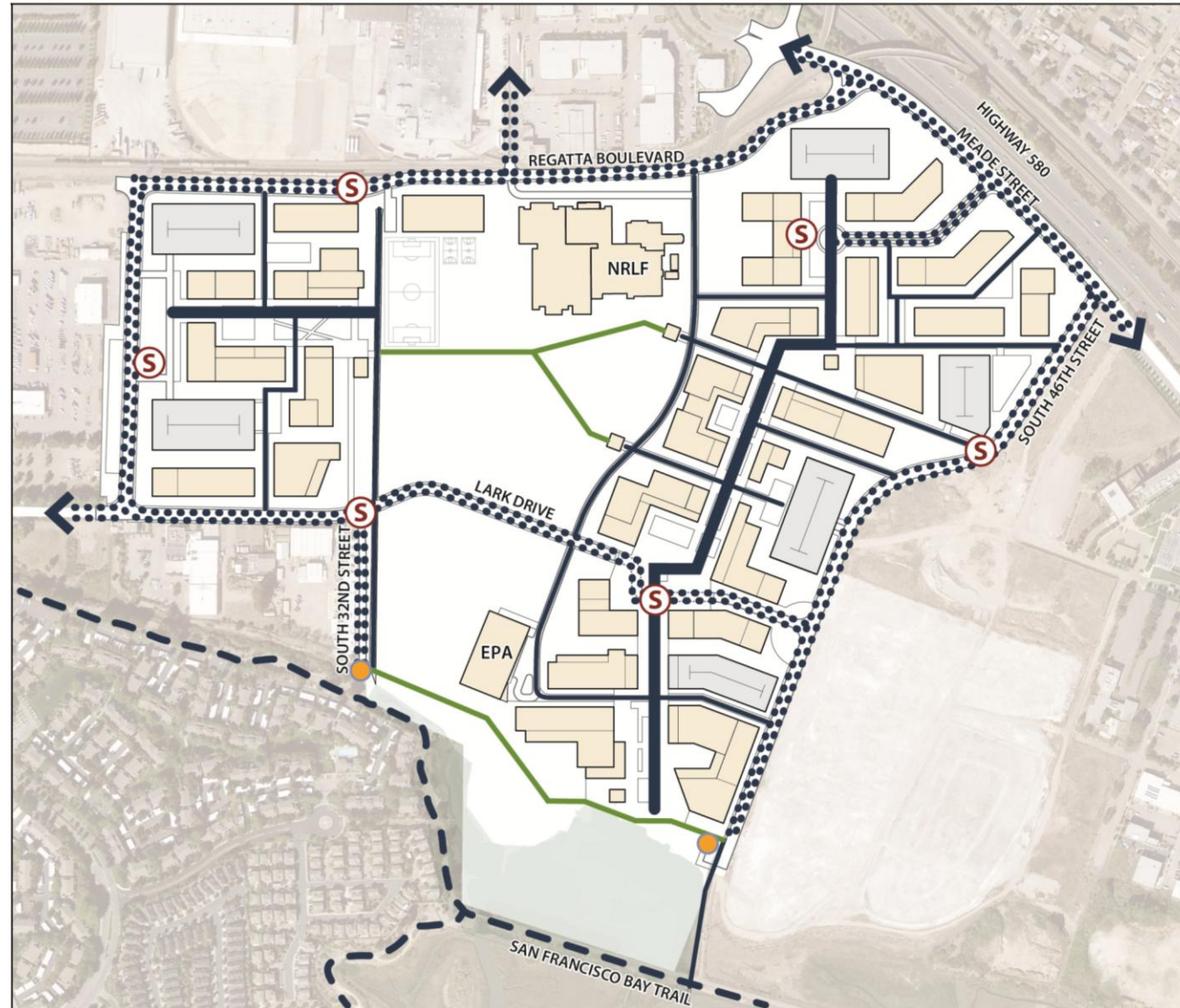


City of Richmond Pedestrian Plan, October 2011

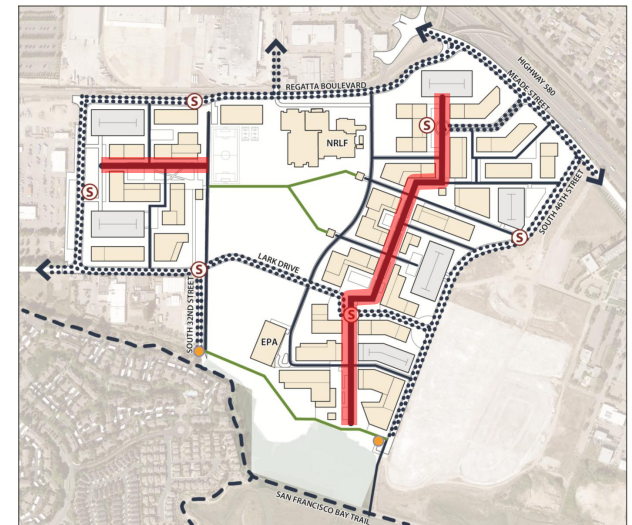
# BICYCLE AND PEDESTRIAN CIRCULATION

## LEGEND

- ..... Street with Pedestrian & Bike Amenities
- Primary Campus Pedestrian Corridor
- Multi-use Pathway
- Boardwalk / Natural Area Trail
- - - San Francisco Bay Trail
- Trail Staging Area
- Ⓢ Potential Shuttle Stop



# CENTRAL PEDESTRIAN MAIN STREET



# OPEN SPACE

## LEGEND

— Multi-Use Pathways

■ Central Pedestrian  
"Main Street"

■ Campus  
Gathering Space

■ Natural  
Landscape

— Boardwalk / Natural  
Area Trail

■ Recreation Area

● Trail Staging Area



Berkeley Lab and UC Berkeley are international leaders in sustainability science.

## LRDP Sustainability Policy

- Priority
- Transparency
- Living Laboratory
- Energy Efficiency
- Renewable Energy
- Green Building
- Transportation
- Waste
- Water
- Site Development
- Landscape
- Stewardship
- Health and Wellness
- Local Connections



# SAFETY & PREPAREDNESS

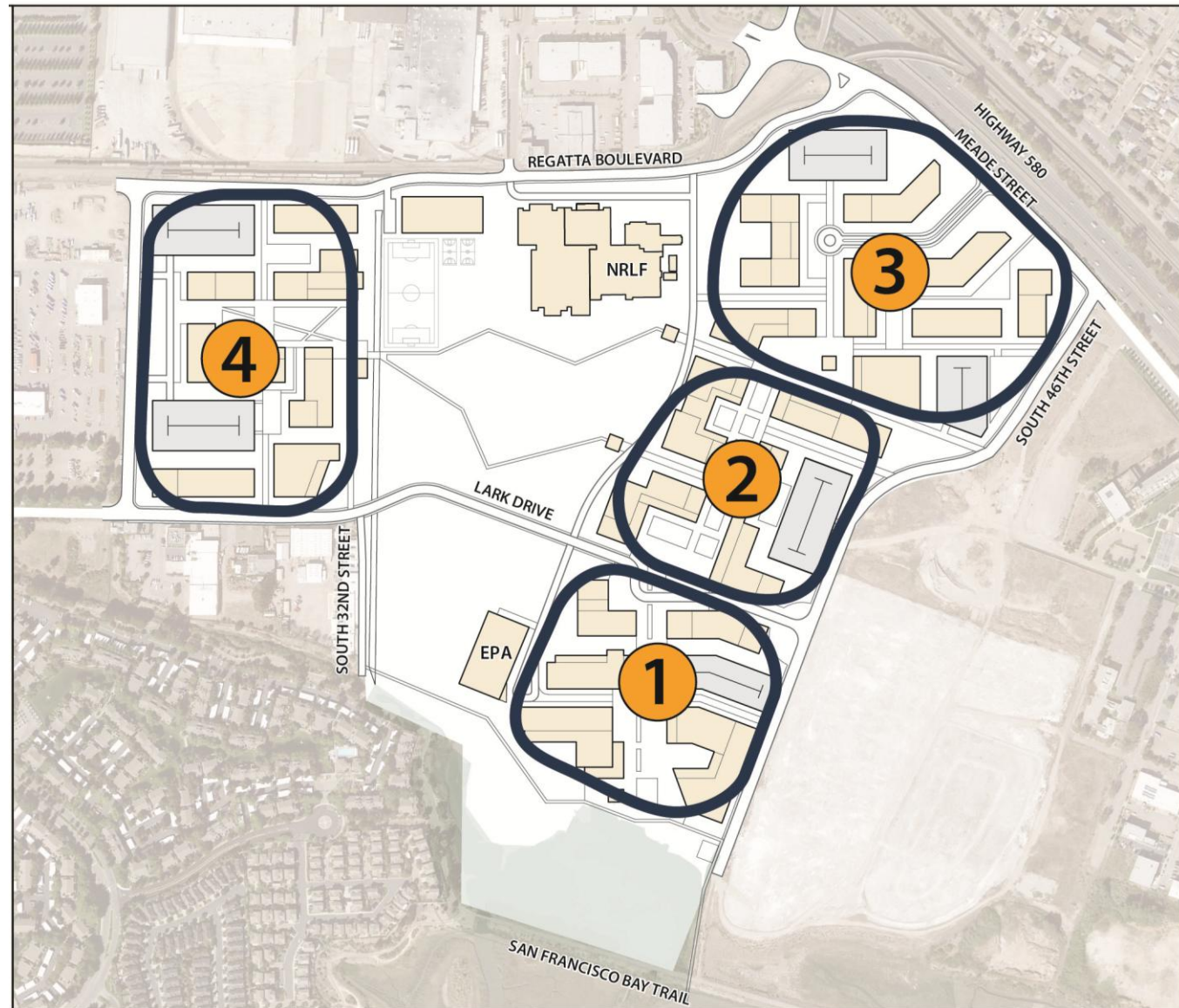
- Responsible neighbor to City of Richmond
- UC Berkeley and Berkeley Lab have a long history of successful safety management

## LRDP Safety and Preparedness Policy

- **Model Programs** – Provide comprehensive physical safety, life safety and emergency services; clear and responsible waste handling; transparent environmental, health and safety reporting practices
- **Open Campus** – Contribute to and serve as a resource for the Richmond community with an open, un-gated campus; utilize building-level rather than campus level security
- **Emergency Services** – Fire Station on Bayview Avenue is 1/2 mile and 4 minutes away. UC Police Department has a mutual aid agreement with the Richmond Police Department, operating joint patrol programs in the South Shoreline Area.

# PHASING BY NEIGHBORHOOD

- Develop campus by neighborhood – each with distinct identity and critical mass
- Economies of scale in site preparation
- Pace of development based on demand
- First buildings clustered at southern end of site
- Many existing buildings to remain during campus development



# PHASE 1 NEIGHBORHOOD

## 2017 to 2020:

- Up to 600,000 GSF
- 1,300 people

## Phase 1 Site:

- Waterfront views
- Address soil contamination
- Address sea level rise
- Temporary parking
- Consolidate Berkeley Lab Biosciences
- Connect site to Bay Trail





## Multi-Modal Access

- Transportation Demand Management program would be in place prior to completion of first phase development, with priority on alternatives to driving alone.
- Shuttle program would expand as first phase of development is completed.
- Phase 1 development would improve connection between RBC and Bay Trail for bikes and pedestrians – with sensitivity to need for safe bike commute and minimal invasion of lighting on marsh.
- All phases of development would include showers and locker facilities for cyclists.
- Would develop proposed trail head/staging areas for Bay Trail access.



## Site-Sensitive Design

The Physical Design Framework and/or environmental documents will address:

- sensitivity to wildlife during construction
- bird safe design of buildings and lighting poles
- lighting cut off fixtures
- trash containers that minimize predator attraction
- natural ventilation priority
- breeding season limitations and setbacks from marsh wildlife habitat



## Grasslands and Marsh

- Ensure setbacks and transition zone around the grasslands and north of the marsh.
- Manage weeds to reduce threat to marsh and grasslands.
- Local endemic ecotypes and non-invasive species would be specified in landscape design.



## Remediation and Restoration

- The remaining significant legacy source areas of mercury and PCB contamination will be excavated in advance of Phase 1 development.
- Other soil contamination at the RFS to be managed in coordination with future development.
- Soil sampling and groundwater evaluation would continue to be conducted as a precaution for building sites not previously examined.
- Encroachment of contaminants on the eastern property boundary is undergoing a discovery and remediation process being implemented by Zeneca under agency direction.



## Sea Level Rise

- Mitigate for 55" sea level rise by 2100 (BCDC) in southern-most neighborhood using natural shore forms wherever practicable.
- Coordinate with East Bay Regional Park District on maintenance of the Bay Trail embankment.
- Make provisions for adequate site drainage.
- No higher-ground soil contamination is present, or will be remaining, at potential inundation areas.



## Research Operations and Safety

- Implement the same safety policies and procedures currently being employed at UC Berkeley and Berkeley Lab facilities in Berkeley, Emeryville, and Walnut Creek without incident.
- Use systems, line management, EH&S experts, committees, and assessors to identify, assess, and approve work, hazards, and controls.
- Follow applicable state and federal regulations and national standards for all aspects of EH&S (chemical, physical, biological, and radiological).
- Coordinate with state and local authorities to develop a site-specific emergency response plan for the Richmond Bay Campus.
- Biological research work would be conducted at biosafety levels 1 & 2 only

## Community Development

- City General Plan, South Shoreline Specific Plan, and Connectivity Plan address housing to minimize commute impacts.
- UC staff working with the South Shoreline Specific Plan and Connectivity Plan to coordinate infrastructure planning efforts and guide retail development in the vicinity.
- The RBC will serve as a multi-faceted resource for the local communities and be designed to encourage public access.



## Other Issues

- LRDP approval by The Regents sets policy for prairie grasslands and marsh protection.
- UC is a state agency; nonetheless coordinates with local planning and implements local plans and policies where appropriate; also coordinates with local business improvement districts
  - UC staff participating in the South Shoreline Specific Plan and Connectivity Plan processes
  - UC seeks to minimize conflict with local plans where feasible to do so.
- Traffic-related impacts and potential mitigations will be defined in the Draft EIR.

# SCHEDULE

	2013							2014		
	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
<b>LONG RANGE DEVELOPMENT PLAN - 2012 to present</b>										
Preliminary Planning - Completed										
Introductory Community Workshop - Completed										
Community meeting on Science of the RBC - Completed										
Community LRDP Workshop - Completed										
<b>Draft LRDP Development - Ongoing through mid July 2013</b>										
<b>Community Draft LRDP Preview Meeting</b>	*									
<b>Community LRDP Published</b>		*								
<b>Final LRDP Development</b>										
<b>UC Regents LRDP Approval Decision</b>										*
<b>CEQA EIR AND NEPA EA</b>										
Notice of Preparation - Completed										
<b>Draft CEQA EIR &amp; NEPA EA - Ongoing through summer 2013</b>										
<b>Community Review/Comment Period (EIR &amp; EA)</b>										
<b>Public Hearing on Draft CEQA EIR</b>				*						
<b>Response to Comments, Final DEIR and EA</b>										
<b>UC Regents EIR Certification / DOE EA Decision</b>										*
<b>REMOVAL ACTION WORKPLAN (DTSC)</b>										
<b>Public Review</b>										
<b>Public Meeting</b>				*						

- Schedule subject to change

What questions do you have for us about the Long Range Development Plan?

<http://richmondbaycampus.lbl.gov>